

Attachment B: Summary of Changes to the Manual 2025

Criteria Amendment Location	Addition(s)	Removal(s)	Reasoning
1.13 Definitions	Link to, “Low Flammability Landscape Plants”		Incorporated CSU document for further information
4.4.6 Inspections	Adjusted inspections timeframe to not include October 1 st through March 1st		Due to the dormancy of vegetation and inclement weather landscape and irrigation inspections cannot be guaranteed during this timeframe.
4.4.6 Inspections	Surety amount of 115%	Bond 100%, Letter of Credit 75%	Percentage change to ensure remaining work will be completed, or cover cost to the Town
4.4.7 Irrigable Area	Section added Figure 4-2 Landscape Plan showing Irrigable Area of the front and backyards		The concept of Irrigable Area is defined as it relates to landscape requirements.
4.4.8 Plant Material Specifications and Planting Standards	Plant flammability rating		Added this requirement to be included in a landscape plan
4.4.8 Plant Material Specifications and Planting Standards	Link to, “Colorado Department of Agriculture website”		The link provided to reference State / County banned plant list
4.4.8 Plant Material Specifications and Planting Standards	In native grass areas, no other plant material is allowed other than trees		Specification added to prevent shrubs/ornamentals from being planted in native grass areas which cannot be maintained properly and is not visually enhancing.
4.4.9 Non-Living Landscape Material	Landscapes must be designed for functionality and visual appeal by incorporating a variety of organic and inorganic non-living landscape materials.		Emphasizing functionality and visual appeal concerning non-living landscape materials
4.4.9 Non-Living Landscape Material	Table 4-4: Non-Living Landscape Material		At a minimum, each front yard landscape needs to incorporate

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			one item from each column.
4.5.4 Irrigation System Design	Flow sensors must be installed in a 12-inch rectangular valve box.		Requirement added to allow for room in valve box for proper maintenance.
6.2.1 Landscape Design Front yard	Front yard vegetation requirements: Minimum shrub count = Total front yard irrigable area x 0.02		To enhance vegetation requirement
6.2.1 Landscape Design Front yard	Front yard vegetation requirements: minimum perennial count = Total front yard irrigable area x 0.03		To enhance vegetation requirement
6.2.1 Landscape Design Backyard	Larger areas of lower water use turf may be considered on a case-by-case basis, however, water budgets will not exceed the water requirements of 19 inches per season, equivalent to 500ft ² of turf. Property owners requesting this option must be informed about the characteristics of the proposed alternative turf variety.		To encourage diversity and allow the option to have more square footage of a low-water-use grass variety, while requiring homeowners that apply to be informed of maintenance needs and characteristics of the type of turf they are requesting.
6.2.1 Landscape Design Backyard	Increased minimum tree quantities from 1 tree to 2 trees.		To enhance backyard vegetation with additional canopy plant coverage
6.2.1 Landscape Design Backyard	Backyard vegetation requirements: Minimum shrub count = (Total backyard irrigable area – turf area) x 0.01		To enhance backyard vegetation with additional plant coverage
6.2.1 Landscape Design Backyard	Backyard vegetation requirements: minimum ornamental		To enhance backyard vegetation with

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	and perennial = (Total backyard irrigable area – turf area) x 0.015		additional plant coverage
6.2.2 Non-Living Landscape Material Functionality	Requirement added, a reasonably safe path from the front to the back yard		To allow for pedestrian and equipment access
6.2.2 Non-Living Landscape Material Functionality	Requirement added, a path from the walk-out basement to turf areas		To allow for pedestrian and equipment access
6.2.2 Non-Living Landscape Material Functionality	Requirement specified, gates must function without obstruction from landscape materials		To allow for pedestrian and equipment access
6.2.2 Non-Living Landscape Material Functionality	Requirement specified, landscape materials must be appropriate to the slope		To allow for pedestrian and equipment access
Appendix C: Approved Sod Table	Table updated		Approved sod varieties